

OUR NEIGHBORHOOD

Your HOUSE Your NEIGHBORHOOD Your GREENSBORO
NEWSLETTER VOLUME 10 – JULY 2018

City Awards \$4.4 Million to Affordable Rental Housing Developments

The City of Greensboro's City Council approved four affordable rental housing development projects recommended by the Planning Board. The four projects represent \$4.4 million of \$9.35 million requested by nine applicants for the Affordable Housing Development Request for Proposals. The RFP provided \$4.8 million in housing bonds and federal HOME funds to increase quality affordable housing in Greensboro. The successful projects are:

Bells Summit: This approximately \$6.5 million new construction development will be located at 2400 Summit Avenue and consists of 48 units for elderly persons ages 55 and older. Beacon Management received a \$448,437 award contingent upon receiving Low-Income Housing Tax Credits from the North Carolina Housing Finance Agency. Construction is anticipated in spring 2019.

Elmsley Trail: This new construction development will be located at 518-522 Kallamdale Road and will include 60 units for families. MC Morgan and Associates received a City award of \$750,000 of the approximately \$8.5 million total development costs. Construction will begin in August 2018 and anticipated completion is September 2019.

Muirs Landing: Affordable Housing Management, Inc., a local nonprofit, received an award of \$401,563 of the approximate \$10.8 million development costs. This new construction development located at 4803 Kenview will provide 72 units for families. If the project receives Low-Income Housing Tax Credits from the North Carolina Housing Finance Agency, construction will begin spring 2019.

Printworks Lofts: This adaptive reuse of the historic Proximity Mill, located at 1700 Fairview, will provide 217 units for families of which 143 will serve low-to-moderate households. The City awarded The Alexander Group \$2.8 million of the nearly \$53 million development costs. Construction will begin summer 2018 and the housing units will be available in late 2019.

Carolyn Biggerstaff Honored for Her Dedication

At the Greensboro Housing Coalition's Band Together for Housing Fundraiser, Ms. Carolyn Biggerstaff received the North Carolina Order of the Longleaf Pine award. She has made it her lifelong mission to work to ensure that safe and affordable housing is enjoyed by everyone. She has also worked tirelessly to advocate for senior adults and health issues.

The New Greensboro Housing Hub

The new Greensboro Housing Hub is a collaboration between six affordable housing related agencies serving Guilford County residents. This partnership consists of: Community Housing Solutions, Greensboro Housing Coalition, Habitat for Humanity, Housing Consultants Group, Partnership Homes

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and Tiny Houses Greensboro. All of these partner agencies now reside in a central location at 1031 Summit Avenue in Greensboro. The goal of this organization is to provide housing, education and job training to low-income persons and beyond. This collaborative partnership was formed based on the critical need for affordable housing in Greensboro as the demand outpaced the supply. For more information, go to: www.greensborohousinghub.org.

Fair Housing Is The Law

If you can afford it, you should be able to rent or buy where you choose to live. In 1968, the Fair Housing Act was passed to ensure just that. But, it is more than fair opportunity, its fair access and the right to use and enjoy your home without interference or discrimination.

The Fair Housing Act prohibits discrimination in the sale or rental of housing against people because of their race, color, sex, religion, national origin, familial status or disability. If you live in housing that is supported by public dollars, you may have additional protections from discrimination.

These laws play a major role in defining a person's quality of life. Housing is tied to a person's social, cultural, educational hopes and dreams and community amenities such as schools, transportation, employment, medical services, shopping, recreation, entertainment and much more. Everyone deserves safe and affordable housing. A safe well maintained home is a great home. Not only do fair housing laws protect access to housing, these laws protect residents from discrimination during their use and enjoyment of the home. For instance, if the landlord is making repairs for other residents who share a common characteristic, like religious belief, but refuses to make repairs for the resident who doesn't belong to that group because the resident practices a different religion, that's a violation of fair housing laws. Fair housing means being treated the same and fairly regardless of our differences in this melting pot called America.

Fair housing also promotes diversity, which makes communities more vibrant and attractive. Building inclusive communities fosters tolerance and understanding. Diverse communities create economic success are more marketable for business development and attract a wider range of potential residents who make up a diverse workforce able to support commercial and industrial enterprises.

It is everyone's job to stand up against housing discrimination that denies people the opportunity to fully experience and enjoy the "American dream" of choosing and being responsible for their own home. Let every month be fair housing month and let us work together to counteract discrimination so that every community can grow together.

For information, contact the City of Greensboro's Human Relations office at 336-373-2038.

Neighborhood Development Remodels Our Home Initiatives Programs

To better promote and explain its home buying initiatives, we have remodeled the offerings of the program under the umbrella of "Housing Connect GSO."

Housing Connect GSO aims to help homebuyers and homeowners make informed choices in selecting and buying a home, maintaining and keeping the home, as well as understanding down payment and

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closing cost assistance (DPA) obligations. Our DPA services were upgraded by City Council June 20 to include more financial assistance to low- and moderate-income individuals and families, as well as broaden the eligibility requirements and loan terms.

The four parts of Housing Connect GSO are:

Homeownership Education & Outreach

Free eight-hour, first-time homebuyer classes covering topics on family budget management, homeowner insurance, fair housing, working with a Realtor, home inspection, mortgage financing, closing on a home, home maintenance, and rights and responsibilities

Free workshops such as handling heir property

Community events that will help empower potential homebuyers to make informed choices in selecting and buying a home

Homeownership Counseling

One-on-one advisory sessions to guide potential homebuyers through the home buying steps and provide ongoing support

Post-purchase counseling on maintaining and keeping the home, including delinquency guidance, loan modifications, and conversions on City-funded loans

Financial Assistance

Down payment and closing cost assistance for first-time homebuyers, up to \$10,000 for a five-year, forgivable loan at zero percent interest for each full year you live in the home

\$5,000 down payment additional bonus if buying in one of the City's redevelopment areas, with loan payment requirements the same as above, but with the first-time homebuyer requirement waived

Homeownership Collaborations

Housing Connect GSO services are provided by City staff and local nonprofit housing service agencies. The City also collaborates with North Carolina Housing Finance Agency and local lenders to ensure affordable financing.

For full details about what Housing Connect GSO has to offer, visit www.greensboro-nc.gov/HousingConnectGSO or call our Housing Counselor Rhonda Enoch at 336-373-4146.